

# USELESS BAY BEACH AND COUNTRY CLUB DIVISION NO. 1

## SECTION 24 T. 29 N., R. 2 E., W.M., ISLAND COUNTY, WASH.

### DESCRIPTION

This plat of USELESS BAY BEACH AND COUNTRY CLUB, Division No. One, embraces a portion of Government Lot 3 and second class tide lands being adjacent thereto, and being more particularly described as follows:

Commencing at the one quarter corner common to Sections 23 and 24, Twp. 29 N., Range 2 E., W. M., thence N. 34° 39' 20" East for 30.32 feet, thence South 35° 20' 40" E. for 257.67 feet to the center line of existing dike for 120.00 feet, thence a point bearing along said dike to said Point "A", thence S. 35° 20' 40" E. for 800 feet more or less to the point of extreme low tide, the true point of beginning, thence N. 35° 20' 40" W. for 800 feet more or less to a foresaid Point "A", thence continue N. 35° 20' 40" W. for an additional 201.18 feet, thence S. 65° 06' 30" W. for 186.59 feet to the point of tangency of a curve to the left, having a radius of 1476.68 feet and consuming an angle of 0° 34' 14" for an arc distance of 14.70 feet to an intersection with the West line of said Section 24 produced thence N. 2° 10' E. along said section line for 206.01 feet, thence N. 66° 06' 30" E. for 773.03 feet, thence S. 22° 00' E. for 309.09 feet to the center line of dike, thence continue S. 22° 00' E. for an additional 800 feet more or less to point of extreme low tide, thence southeasterly following the line of extreme low tide for 500 feet more or less to the true point of beginning.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, H & H Properties, Inc., a Washington Corporation; Thomas G. Mortland and Elizabeth M. Mortland, his wife, and Howard F. Stevens, as his separate property, owners in fee simple, hereby declare this Plat of USELESS BAY BEACH AND COUNTRY CLUB, Division No. One, and dedicate to USELESS BAY BEACH AND COUNTRY CLUB, INC., a Washington Corporation, all streets, avenues, places and utility easements as shown on the plat and also dedicate to said Corporation, Lots 11, 12, and Lot "X" for community purposes.

RESTRICTIONS:  
All lots, tracts or parcels of land embraced in this Plat are subject to and shall be sold only under the Declaration of Protective Restrictions as filed in Volume 29, Page 597, Auditor's File No. 152966 of Island County, Washington.

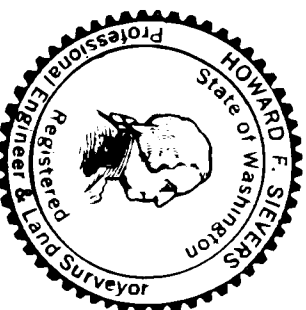
In Witness Whereof, we have hereunto set our hand and seals this 15 day of MAY, 1963.

Thomas G. Mortland H & H Properties, Inc.  
Elizabeth M. Mortland by Howard F. Stevens President  
Howard F. Stevens by John X. Stevens Secretary

NOTE:  
Construction on any lot shall require a building permit and a sewerage disposal permit from Island County prior to commencement of work.

### SURVEYORS' CERTIFICATE

I hereby certify that the plat of USELESS BAY BEACH AND COUNTRY CLUB, Division No. One, is based upon the actual survey and subdivision of Section 24, Township 29N., Range 2 E., W. M., that the distances and courses and angles are shown thereon correctly, the monuments have been set and all lot and block corners have been staked on the ground, that the provisions of statute and ordinance have been complied with.



WHIDBEY ENGINEERING COMPANY  
by Howard F. Stevens  
Registered Engineer  
No. 1466

### ACKNOWLEDGMENTS

State of Washington ) ss.  
County of Island )

This is to certify that on the 20th day of May, A.D., 1963 before me the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared Floyd E. Howard and Chris M. Stevens, to me known to be the President and Secretary, respectively, of H & H Properties, Inc., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and that the seal affixed to the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Floyd E. Howard  
Notary Public in and for the State of Washington, residing at Cashmere

State of Washington ) ss.  
County of Island )

This is to certify that on the 15 day of May, A.D., 1963 before me the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared Thomas G. Mortland and Elizabeth M. Mortland, his wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes mentioned herein.

In Witness Whereof, I have hereunto set my hand and seal the day and year first above written.

John E. Howard  
Notary Public in and for the State of Washington, residing at Cashmere

State of Washington ) ss.  
County of Island )

This is to certify that on the 15 day of May, A.D., 1963 before me the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared Howard F. Stevens, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes mentioned herein.

In Witness Whereof, I have hereunto set my hand and seal the day and year first above written.

John E. Howard  
Notary Public in and for the State of Washington, residing at Cashmere

### CERTIFICATE OF TITLE

Recorded MAY 20th, 1963, File No. 152966  
Volume 29, Page 597, Island County, Washington

### TREASURER'S CERTIFICATE

I, HARRY LANG, Treasurer of Island County, Washington, hereby certify that all taxes on the above property are fully paid to and including the year 1964.

Harry D. Lang  
Treasurer of Island County  
By: Ruth E. Ryland  
Deputy

### COMMISSIONERS' APPROVAL

Approved by the Board of County Commissioners this 20th day of MAY, A.D., 1963.

Arthur Day  
County Auditor  
W. A. Black  
Board of County Commissioners

### ENGINEER'S APPROVAL

Approved by me this 20th day of MAY, 1963.  
Howard F. Stevens  
County Engineer

### RECORDING CERTIFICATE

Filed for record at the request of H & H Properties, Inc. on MAY 20th, 1963 at 2:31 minutes past 11 AM and recorded in Volume 29 of Plats, Page 597 Records of Island County, Washington.

Arthur Day  
County Auditor

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NOTES  
Indicates iron pipe monument & casing.  
Lot stakes set at intersection of lot lines with right-of-way & property lines. Iron pipe monuments set 0.5 feet in on property lines from points of intersection.  
This plat is in Lambert Meridian. To orient to plat of Bayview Beach Addition. Subtract 0° 49' 20" in NE & SW and add same in NW & SE quadrants.

USELESS BAY

LOT X

